

Campo/Lake Morena

Key Issues

- Town Center planning effort at Cameron Corners, consensus reached
- Groundwater and septic dependent, with the exception of limited residential at Campo (using Camp Locket sewer, and treatment facility operated by County)
- Community supports slow-paced rural growth in the area
- State Park at Camp Lockett, County land transfer in process, may become “Old Town” type park in the future

Planning Group Direction

- Continue current commercial uses in Lake Morena Village, modify parcels in residential use to residential designation
- Town Center planning effort to accommodate rural-scale commercial center
- Migration of “industrial” uses in Cameron Corners to facilitate rural commercial uses at corner of Buckman Springs and SR94
- Apply Public Facility designation to County owned land currently designated as Industrial
- Recognize three parcels in Campo Hills as commercial (Currently under MUP)
- Continue current commercial uses in Lake Morena Village, modify parcels in residential use to residential designation

**Additional Staff Analysis/
Recommendations**

Staff supports Planning Group direction, with exception of parcels in Campo Hills under Major Use Permit

ERA Needs Analysis
(all numbers in acres)

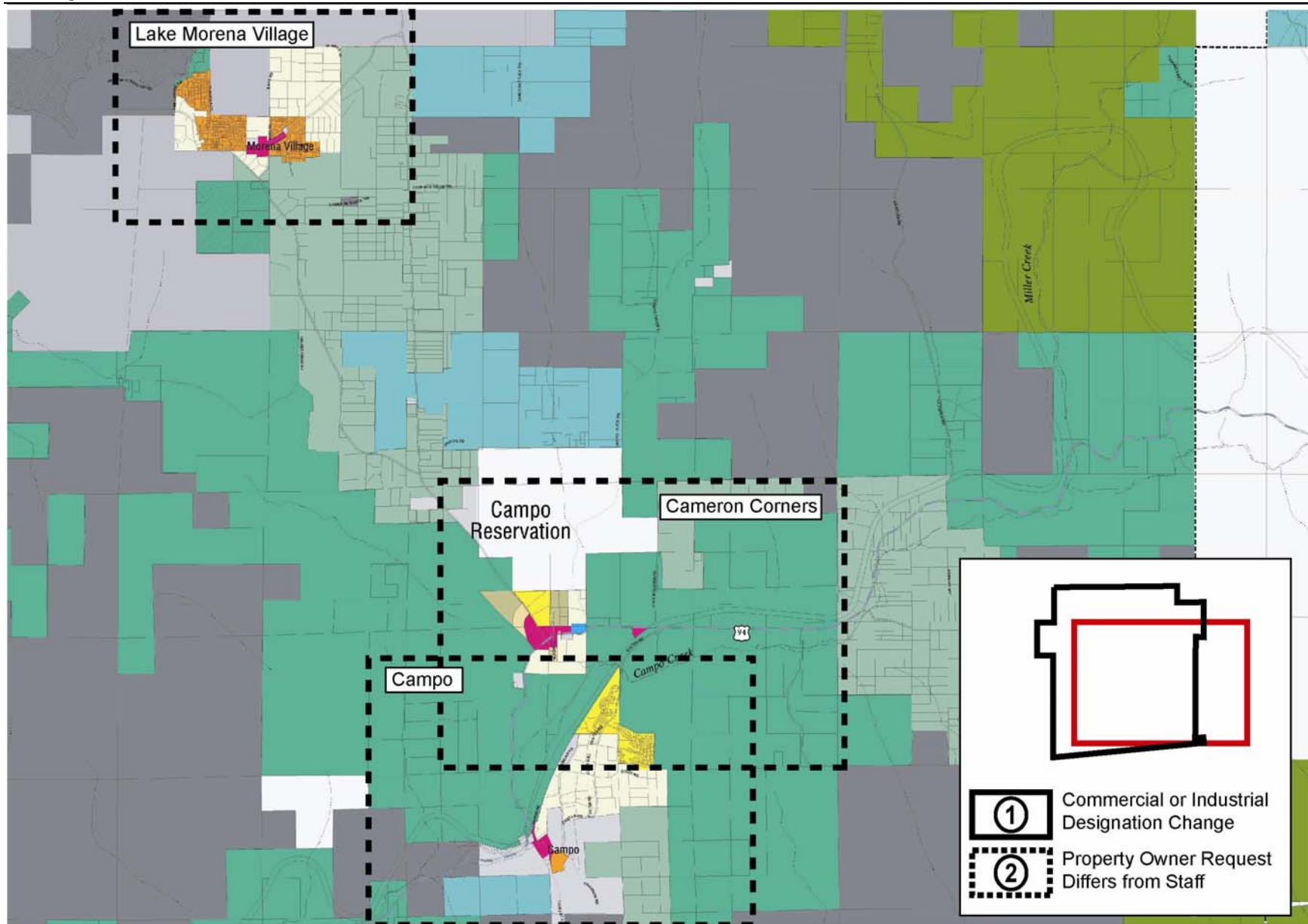
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	11	48	37	33	22
Industrial ¹	25	226	200	286	261
Office ¹	9	51	42	39	30

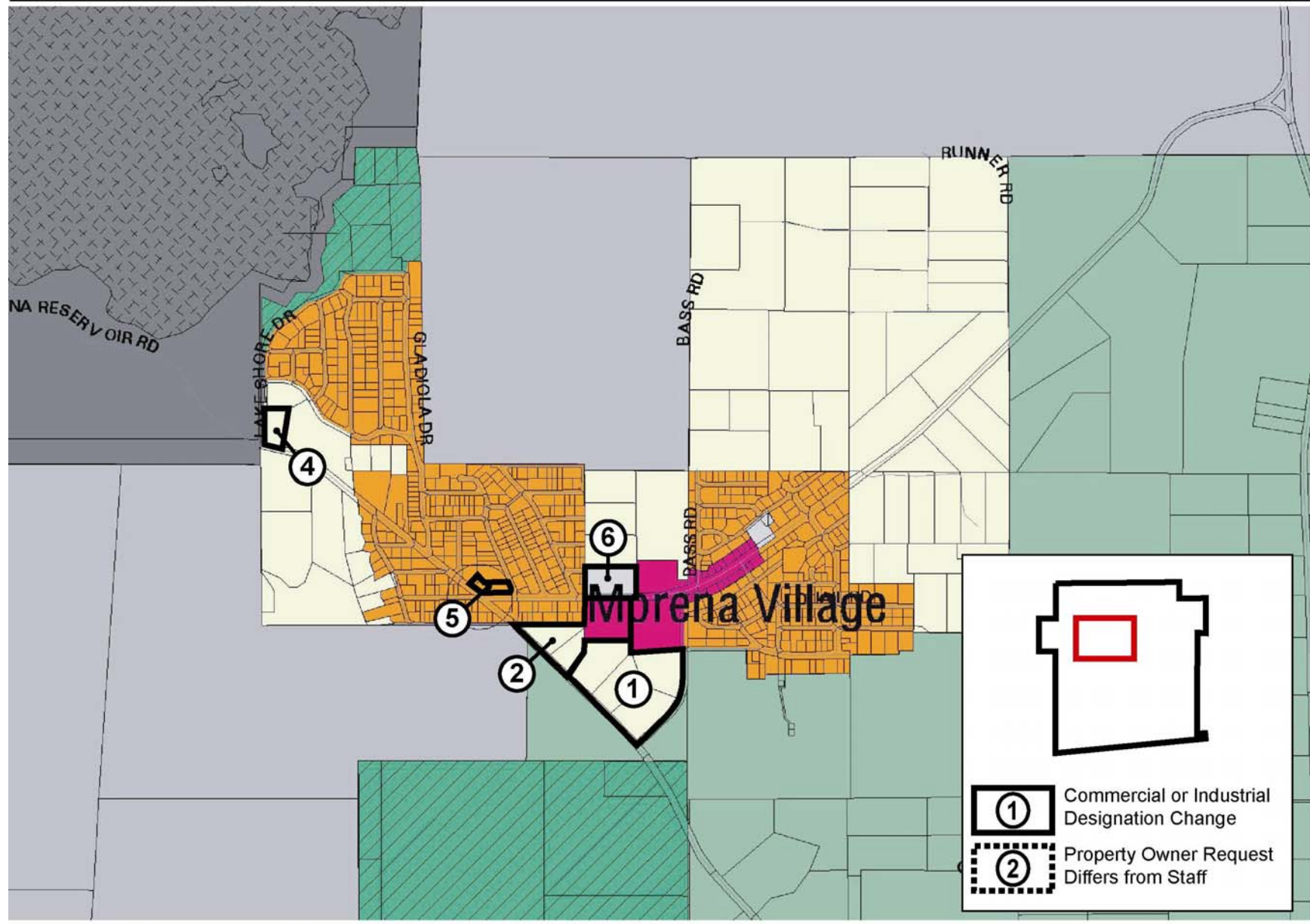
¹ Industrial and Office numbers are for the entire Mountain Empire Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Campo/Lake Morena



Campo/Lake Morena (Lake Morena Village)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 54.7 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Supports Planning Group vote to modify existing commercial uses to Rural Commercial • Consistent with rural commercial use in backcountry • Consistent with community development model • Provides flexibility for property owners
2	(C-4) Rural Commercial (SR-4) Semi-Rural Residential	(C-4) Rural Commercial (SR-4) Semi-Rural	Split designation of commercial and residential (Martinez)	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Consistent with rural commercial use in backcountry • Consistent with community development model • Staff supports property owner request and Planning Group recommendation
3	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> Approx. 13.0 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Recognizes existing residential use • Consistent with community development model • Maintains commercial along Oak Drive (main road)

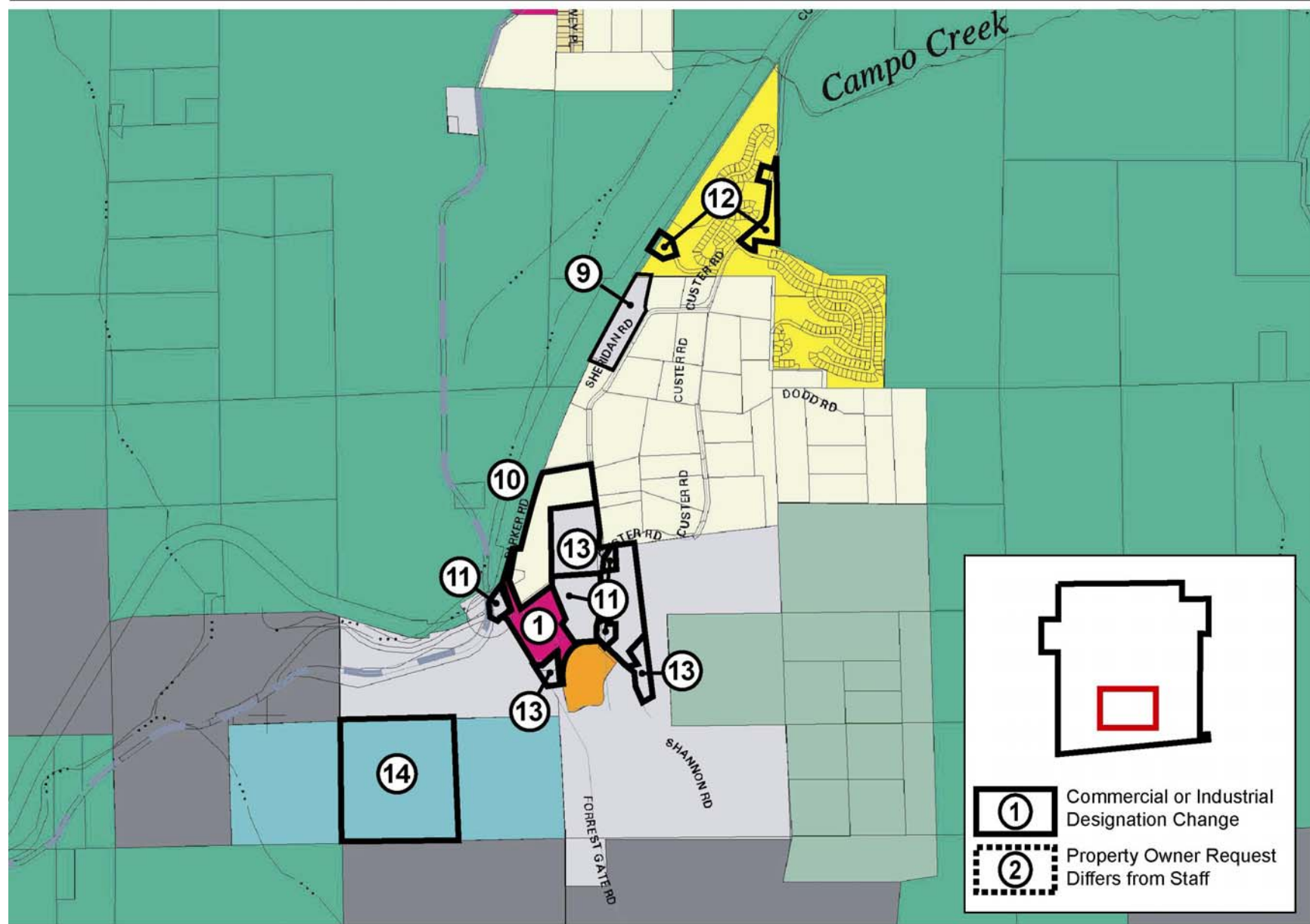
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	(C-4) Rural Commercial (Wagoner)	<i>Total Area:</i> 1.31 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Not consistent with community development model • Not located within commercial core of village • Creates a spot of commercial • Can operate with a use permit
5	(VR-7.3) Village Residential	(VR-7.3) Village Residential	(C-4) Rural Commercial (Bauer; Ballard)	<i>Total Area:</i> 0.58 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Not consistent with community development model • Not located within commercial core of village • Creates a spot of commercial
6	(PF) Public Facility	(PF) Public Facility	No recommendation submitted	<i>Total Area:</i> 2.12 acres <i>Current Use:</i> Rural Fire Station <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Existing Fire Station • Consistent with other public designations throughout County

Campo Reservation

Map showing land parcels, roads, and water features. The map includes labels for **Rock Mountain Rd**, **Custer Rd**, **Sheridan Rd**, and **Campo Creek**. A large area is outlined in black and labeled with a circled **8**. A smaller area is outlined in red and labeled with a circled **7**. A legend in the bottom right corner explains the symbols used:

- ①** Commercial or Industrial Designation Change
- ②** Property Owner Request Differs from Staff

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Calvert)	<i>Total Area:</i> 2.46 acres <i>Current Use:</i> Transport Museum <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Consistent with rural commercial use in backcountry Provides future flexibility for use and owner
8	(RL-40) Rural Lands	(RL-40) Rural Lands	1-du/5 acres Residential (I-1) Low-Impact Industrial (I-2) Medium-Impact Industrial (C-4) Rural Commercial (Dyke)	<i>Total Area:</i> 435.62 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> May impact community character/ not consistent with community development model Creates a spot of Industrial / Commercial Environmental Constraints Residential changes have previously been reviewed

Campo/Lake Morena (Campo)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(PF) Public Facility	(PF) Public Facility	(PF) Public Facility (Lundquist; Pacific Southwest Railway Museum)	<i>Total Area:</i> 7.99 acres <i>Current Use:</i> Railway Museum <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Existing Museum Protects current and future museum activities Consistent with other public designations throughout the County
10	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	Allow zoning to accommodate mini-storage use (Bangs)	<i>Total Area:</i> 12.9 acres <i>Current Use:</i> Vacant <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> May impact community character/ not consistent with community development model Adjacent to floodplain, environmental constraints Not consistent with projected need for the area Planning Group prefers owner to obtain use permit to allow discretionary review
11	(PF) Public Facility	(PF) Public Facility	(C-4) Rural Commercial or (PF) Public Facility (Shaplin)	<i>Total Area:</i> Approx. 17 acres <i>Current Use:</i> Health Clinic, community/ civic uses, commercial <i>Existing GP:</i> (4) Residential (14) Service Commercial (15) Light Industrial (22) Public/Semi-Public	<ul style="list-style-type: none"> Consistent with existing and proposed uses Consistent with other public uses designated throughout the County Primarily civic uses, designation allows range of zoning uses by right

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(SR-1) Semi Rural Residential	(C-4) Rural Commercial	(C-4) Rural Commercial (Campo Fire)	<i>Total Area:</i> 4.65 acres <i>Current Use:</i> Fire Station/undeveloped <i>Existing GP:</i> (4) Residential	<ul style="list-style-type: none"> Part of Campo Hills development, under Major Use Permit Not consistent with community development model Would create three separate spots of commercial
13	(PF) Public Facility	(PF) Public Facility	No recommendation Submitted	<i>Total Area:</i> Approx. 60 acres <i>Current Use:</i> Border Patrol / light Industrial (enclosed) / Camp Lockett <i>Existing GP:</i> (1) Residential (14) Service Commercial (15) Light Industrial	<ul style="list-style-type: none"> County owned land Recognizes existing uses Consistent with other public designations and uses throughout County
14	(RL-20) Rural Lands	(RL-20) Rural Lands	(C-4) Rural Commercial on portion of parcel (Graves)	<i>Total Area:</i> 40.66 acres <i>Current Use:</i> Vacant / Cell Tower <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Not consistent with community development model Would create a spot of commercial Environmental constraints, steep slopes Planning Group prefers owner to obtain use permit, allows discretionary review